096.0	0002	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,400 / 928,400
					USE VALUE:	928,400 / 928,400
					ASSESSED:	928,400 / 928,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AVOTS JULIETTE A
Owner 2:	
Owner 3:	
Street 1:	73 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,558 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2304 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10558.000	412,700		515,700	928,400
Total Card	0.242	412,700		515,700	928,400
Total Parcel	0.242	412,700		515,700	928,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.95 | /Parcel: 402.9

Legal Description

User Acct 62764

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 096.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	412,800	0	10,558.	515,700	928,500	928,500	Year End Roll	12/18/2019
2019	101	FV	322,200	0	10,558.	515,700	837,900	837,900	Year End Roll	1/3/2019
2018	101	FV	326,400	0	10,558.	442,000	768,400	768,400	Year End Roll	12/20/2017
2017	101	FV	326,400	0	10,558.	412,600	739,000	739,000	Year End Roll	1/3/2017
2016	101	FV	326,400	0	10,558.	353,600	680,000	680,000	Year End	1/4/2016
2015	101	FV	318,100	0	10,558.	316,800	634,900	634,900	Year End Roll	12/11/2014
2014	101	FV	318,100	0	10,558.	293,200	611,300	611,300	Year End Roll	12/16/2013
2013	101	FV	318,100	0	10,558.	279,600	597,700	597,700		12/13/2012

!7850!

PRINT

Date	Time
12/10/20	22:27:17

LAST REV

Date	Time
09/28/18	10:39:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7850

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AVOTS IVARS	28742-388		6/23/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	62764
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	BS	Barbara S
2/25/2009	Meas/Inspect	163	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
7/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10558		Sq. Ft.	Site		0	70.	0.70	4									515,716						515,700	

Total AC/HA: 0.24238 | Total SF/SM: 10558 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 515,716 | Spl Credit | Total: 515,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10572910
Const Adj.:	0.98000199
Adj $ / SQ:	135.452
Other Features:	80000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598174
Depreciation:	185434
Depreciated Total:	412740

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

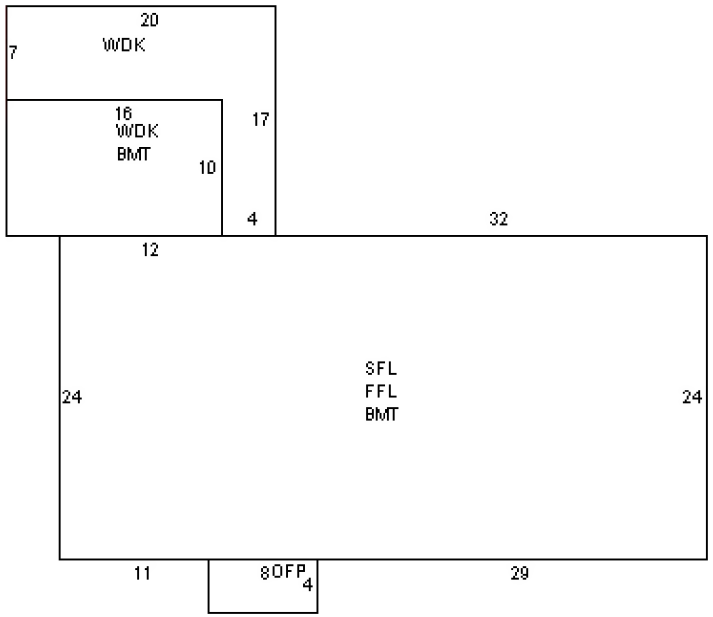
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.15
Special Features:	0	Val/Su Net:	103.49
Final Total:	412700	Val/Su SzAd	179.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,312	40.640	53,314
FFL	First Floor	1,152	135.450	156,041
SFL	Second Floor	1,152	135.450	156,041
WDK	Deck	340	8.760	2,979
OFP	Open Porch	32	43.120	1,380

Net Sketched Area:	3,988			Total:	369,755
Size Ad	2304	Gross Are	3988	FinArea	2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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